

Key: 3457

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.967

LEGALS AND

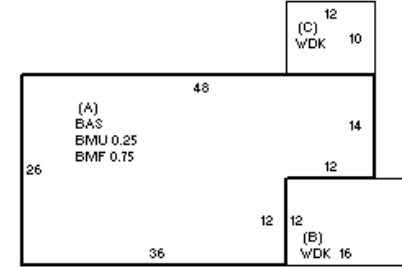
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|---------------|------|----|------------|-----------|
| JOHNSON ZACHARY J 184 WALNUT ST E BRIDGEWATER, MA 02333 | | | | 78-12-0 | | | | 184 WALNUT ST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| JOHNSON ZACHARY J | | | | 10/28/2021 | QS | 430,000 | 55924-055 | | | | | |
| MICHONSKI ZACHARY T | | | | 06/24/2016 | QS | 286,500 | 47098-151 | | | | | |
| FEENEY WILLIAM & JENNIFER | | | | 06/27/2007 | QS | 282,000 | 34734-121 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 22,622 3 | 1.00 | 100 | 1.00 | 188,000 | 1.74 | 100 | 1.00 | 3 | 1.00 | 169,920 |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|--------------|--------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 2888 | | 6 | CYCL GROWTH | | 09/15/2022 | SD | 0 | 0 |
| | | 51 | FIELD REVIEW | | 07/05/2017 | PW | 0 | 0 |
| | | 61 | SITE VISIT | | 06/22/2017 | SD | 0 | 0 |
| | | 3 | ALTERATIONS | 1,500 | 05/19/2016 | SD | 100 | 100 |
| | | 51 | FIELD REVIEW | | 09/10/2013 | SLB | 0 | 0 |

| TOTAL | 22,622 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|----------|---------|----------|----------------|----------------|
| Ngh | RES 3 | N O T E | LOT 8 | | LAND | 169,900 | 154,600 |
| Inf1 | FACTOR 100 | | BUILDING | 242,500 | 220,400 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | | 412,400 | 375,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/15/2022 | SD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/15/2022 | SD |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/10/2013 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

LOADING

| YEAR BLT | 1956 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 310,879 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,104 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 828 | | 53.19 | 44,043 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$282 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMU | N | BSMT UNFINISHED | 276 | | 37.82 | 10,439 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,104 | 1956 | 214.11 | 236,377 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 312 | | 31.60 | 9,859 | KITCHEN | G | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,063.00 | 2,063 | BATHS | G | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | HEAT | U | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | U | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1996 / 25 |
| | | | | | | | | | | | | | | | | | | COND | 22 22 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$242,500 |